

# 485 NORMAND ST

**Location** 485 NORMAND ST

**Mblu** 0929/ / 0063/ /

**Owner** CARIGNAN FAM REV TR OF  
2023

**Assessment** \$246,900

**Building Count** 1

## Current Value

| Assessment     |           |
|----------------|-----------|
| Valuation Year | Total     |
| 2025           | \$246,900 |

## Owner of Record

**Owner** CARIGNAN FAM REV TR OF 2023  
**Co-Owner**

**Sale Price** \$0  
**Certificate**  
**Book & Page** 9745/1504  
**Sale Date** 11/20/2023  
**Instrument** 38

## Ownership History

| Ownership History           |            |             |             |            |            |
|-----------------------------|------------|-------------|-------------|------------|------------|
| Owner                       | Sale Price | Certificate | Book & Page | Instrument | Sale Date  |
| CARIGNAN FAM REV TR OF 2023 | \$0        |             | 9745/1504   | 38         | 11/20/2023 |
| CARIGNAN, ROBERT H          | \$174,900  |             | 8802/1304   | 33         | 10/27/2015 |
| FLEMING, KRYSTIE L          | \$174,900  | 1           | 8289/0342   | 04         | 01/28/2011 |
| MCAVOY, PAUL J              | \$185,000  |             | 7873/2870   | 04         | 07/11/2007 |

## Building Information

### Building 1 : Section 1

**Year Built:** 1959  
**Living Area:** 808  
**Replacement Cost**  
**Less Depreciation:** \$148,800

| Building Attributes |             |
|---------------------|-------------|
| Field               | Description |
| Style:              | Ranch       |
| Model               | Residential |

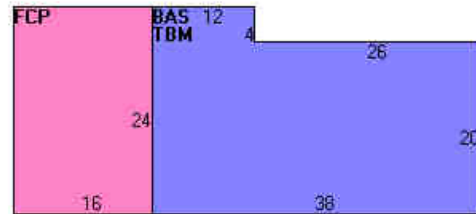
|                    |              |
|--------------------|--------------|
| Grade:             | Average      |
| Stories:           | 1 Story      |
| Occupancy          | 1            |
| Exterior Wall 1    | Vinyl Siding |
| Exterior Wall 2    |              |
| Roof Structure:    | Gable/Hip    |
| Roof Cover         | Asphalt      |
| Interior Wall 1    | Drywall      |
| Interior Wall 2    |              |
| Interior Flr 1     | Hardwood     |
| Interior Flr 2     |              |
| Heat Fuel          | Oil          |
| Heat Type:         | Hot Water    |
| AC Type:           | None         |
| Total Bedrooms:    | 2 Bedrooms   |
| Total Bthrms:      | 2            |
| Total Half Baths:  | 0            |
| Total Xtra Fixtrs: |              |
| Total Rooms:       | 4            |
| Bath Style:        | Average      |
| Kitchen Style:     | Average      |
| Num Kitchens       | 01           |
| Cndtn              |              |
| Num Park           |              |
| Fireplaces         |              |
| MHP                |              |
| Fndtn Cndtn        |              |
| Basement           |              |

### Building Photo



(<https://images.vgsi.com/photos/ManchesterNHPhotos/\00\06\72\25.JPC>)

### Building Layout



([https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/30034\\_](https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/30034_))

| Building Sub-Areas (sq ft) |                        |            |             |
|----------------------------|------------------------|------------|-------------|
| Code                       | Description            | Gross Area | Living Area |
| BAS                        | First Floor            | 808        | 808         |
| FCP                        | Carport                | 384        | 0           |
| TBM                        | ThreeQuarter Fin Bsmnt | 808        | 0           |
|                            |                        | 2,000      | 808         |

### Extra Features

| Extra Features |                |            |
|----------------|----------------|------------|
| Code           | Description    | Size       |
| FPL1           | FIREPLACE 1 ST | 1.00 UNITS |

### Land

#### Land Use

Use Code 1010

#### Land Line Valuation

Size (Sqr Feet) 8120

**Outbuildings**

| Outbuildings |             |            |
|--------------|-------------|------------|
| Code         | Description | Size       |
| SHD1         | SHED FRAME  | 96.00 S.F. |

**Valuation History**

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|----------------|-----------|
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